

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Grove Street, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,580,000

Median sale price

Median price \$1,282,500

Property Type House

Suburb Vermont

Period - From 18/09/2025

to

17/09/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Ryecroft Ct VERMONT 3133	\$1,515,000	14/07/2026
2	5 Gwyn Rise VERMONT SOUTH 3133	\$1,380,000	14/05/2026
3	1 Citron Ct VERMONT SOUTH 3133	\$1,685,000	28/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/09/2026 17:32



 4  2  2

Property Type: House
Land Size: 940 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,580,000
Median House Price
 18/09/2025 - 17/09/2026: \$1,282,500

Comparable Properties



1 Ryecroft Ct VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,515,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 879 sqm approx



5 Gwyn Rise VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 752 sqm approx



1 Citron Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,685,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House
Land Size: 743 sqm approx

Account - Barry Plant | P: 03 9874 3355